



CITY OF DECATUR, TEXAS

Development Services ★ 1601 S. State Street ★ Decatur, TX 76234 ★ (940) 393-0250 voice ★ (940) 626-4629 fax

AGENDA

(Zoning) Board of Adjustment Special Meeting* Monday, August 15, 2016 at 3:30 P.M. City Hall Council Chambers 201 E. Walnut

Call to Order

- ITEM 1:** Administer Statement of Appointed Official and Oath of Office to Alternate Member Dennis McCreary.
- ITEM 2:** Approval of June 1, 2016, Minutes.
- ITEM 3:** **ZBA2016-06**—The Board to hear public input and consider taking action Thom Lambert's request, on behalf of Decatur Economic Development Corporation, for a variance from the City of Decatur's Zoning Ordinance regarding the Floor to Area ratio in a Thoroughfare Business (C-2) Zoning District. Specifically, applicant is requesting a variance to the City of Decatur Code of Ordinances, Appendix B, "Zoning," Article 5, "Zoning Districts," Section 5.1, "Zoning Districts Established," Subsection 5.1.11 "C-2, Thoroughfare Business District," Item D(3)(b) "Area Regulations for Nonresidential Uses Maximum Floor Area Ratio (FAR)" requirement of a 2:1 FAR to a 3:1 FAR. The subject property is legally described as a 0.515-acre tract of land, more or less, located in the Joseph H. Moore Survey, Abstract No. 538, the George M. Vigil Survey, Abstract No. 857, and the John B. Williams Survey, Abstract No. 880, in Wise County, Texas; said tract being a portion of a tract of land described in Deed to the City of Decatur recorded in Vol. 712, p. 208, Real Records of Wise County, Texas; the complete legal description is included in the Warranty Deed, filed with the Wise County Clerk's Office, Document WD201600001.
- ITEM 4:** New and/or future business items.

Adjournment

Prepared and posted this 12th day of August 2016 in accordance with Chapter 551, Texas Government Code.

Dedra D. Ragland, AICP
Director of Planning and Development